

# USP.

Great Suffolk Yard, 127 - 131  
Great Suffolk Street,  
London, SE1 1PP

**OFFICE TO RENT**

**1,178 SQ FT**

[www.greatsuffolkyard.co.uk](http://www.greatsuffolkyard.co.uk)

usp.london

020 3757 7777





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## Accomodation

Floor	Availability	Area (sq ft)
5th Floor	Available	1,178
<b>TOTAL</b>		<b>1,178</b>

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## Amenities

Part new and part sensitive restoration of former warehouse buildings

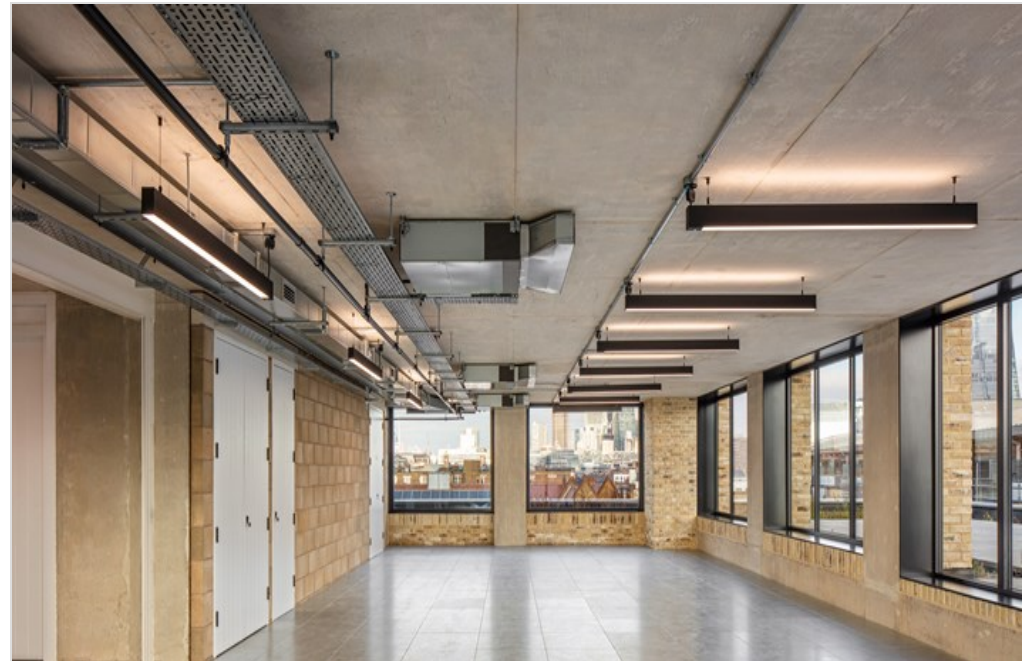
Exposed finishes including concrete ceilings with exposed air conditioning

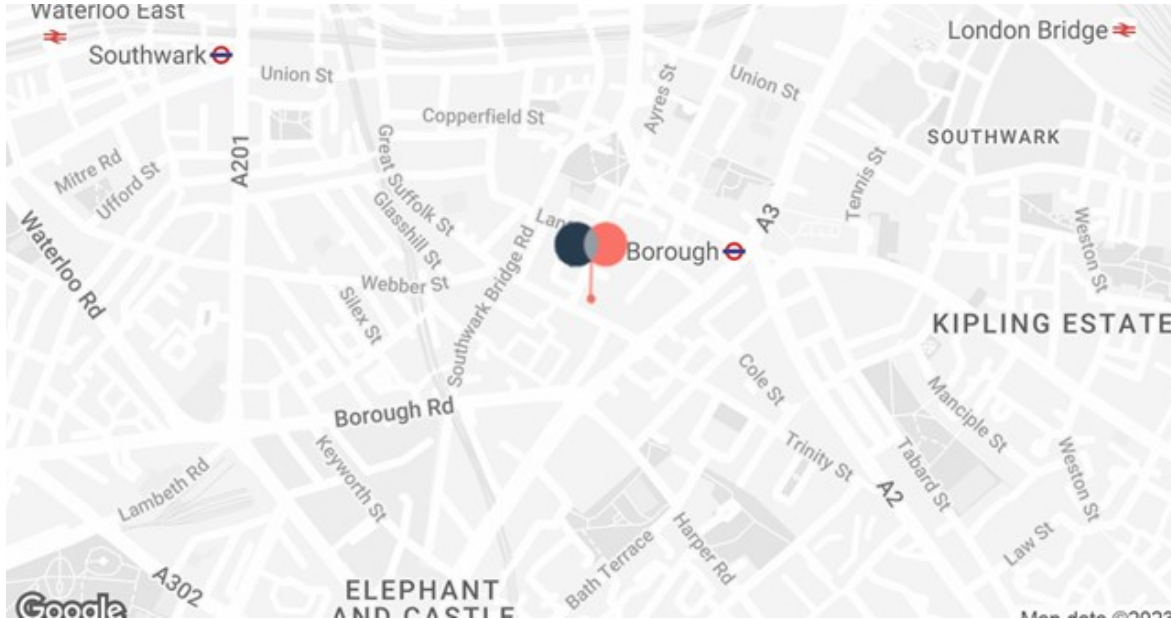
Fibre connectivity

Cobbled private courtyard

Secure cycle parking for 120 bicycles, showers & locker facilities

BREEAM "Excellent"





## Description

### NEW BUILD AND REFURBISHED OFFICES TO LET

Great Suffolk Yard offers stunning offices, in a mix of new build and refurbished properties around a central private courtyard.

The property has been thoughtfully designed for today's discerning workforce and offers 57,316 sq ft of new creative office space across six floors, with a private courtyard and multiple terraces.

Borough, SE1 is a thriving, vibrant destination that embodies Central London at its best. A go-to for food and drink and some of London's best theatres and galleries. Everything on the doorstep to entertain and indulge employees and clients alike.

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## Further Information

New lease(s) available direct from the landlord.

Rent  
TBC

Service Charge  
£7.35 psf

Rates  
Est. £20.00 psf

Ben Fisher  
USP London  
07810 676168  
ben@usp.london

Rupert Cowling  
USP London  
07736 880317  
rupert@usp.london

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